1195 Mill Street

Corner Main and Mill

1723

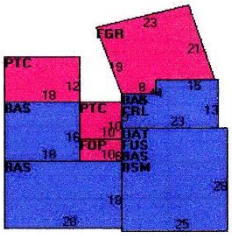
Amos Bourgesis & Mary

1985 Townwide Historic and Architectural Survey of Berlin, Connecticut. Survey # 110

1725 current owner: Alice Marshall

2018 Town of Berlin GIS Index.

1723 current owner: 1195 Mill Street LLC



Kelsey's Corner – northern corner at Main Street and Mill Street/Route 372. The house on left is still standing. The house on the right was dismantled and moved to Vermont.

HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES
HIST-6 NEW 5/77

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

FOR OFFICE USE ONLY	
Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT ☐ S ☐ NR	IF NR, SPECIFY ☐ Actual ☐ Potential

#110

IDENTIFICATION

1. BUILDING NAME (Common) _____ (Historic) _____

2. TOWN/CITY: Berlin | VILLAGE: East Berlin | COUNTY: Hartford

3. STREET AND NUMBER (and/or location): 1195 Mill Street 17-4/147/6

4. OWNER(S): Marshall, Alice H. " " East Berlin 06023 ☐ Public ☒ Private

5. USE (Present): Residence (Historic): Residence

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD ☒ Yes ☐ No | INTERIOR ACCESSIBLE ☐ Yes ☒ No | IF YES, EXPLAIN

7. STYLE OF BUILDING: Vernacular | DATE OF CONSTRUCTION: c. 1725

8. MATERIALS (Indicate use or location when appropriate)
☒ Clapboard ☐ Asbestos Siding ☐ Brick ☐ Other (Specify) _____
☐ Wood Shingle ☐ Asphalt Siding ☐ Fieldstone
☐ Board & Batten ☐ Stucco ☐ Cobblestone
☐ Aluminum Siding ☐ Concrete Type: _____ ☒ Cut stone Type: Brownstone ashlar foundation

9. STRUCTURAL SYSTEM
☒ Wood frame ☐ Post and beam ☐ balloon
☐ Load bearing masonry ☐ Structural iron or steel
☐ Other (Specify) _____

DESCRIPTION

10. ROOF (Type)
☒ Gable ☐ Flat ☐ Mansard ☐ Monitor ☐ sawtooth
☐ Gambrel ☐ Shed ☐ Hip ☐ Round ☐ Other (Specify) _____

(Material)
☐ Wood Shingle ☐ Roll Asphalt ☐ Tin ☐ Slate ☐ Gable end to the street
☒ Asphalt shingle ☐ Built up ☐ Tile ☐ Other (Specify) _____ ☒ Ridge parallel to the street

11. NUMBER OF STORIES: 2 1/2 | APPROXIMATE DIMENSIONS: 25' x 28' (main portion)

12. CONDITION (Structural): ☒ Excellent ☒ Good ☐ Fair ☐ Deteriorated | (Exterior): ☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated

13. INTEGRITY (Location): ☒ On original site ☐ Moved | WHEN? | (Alterations): ☒ Yes ☐ No | IF YES, EXPLAIN: Left ell

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES
☐ Barn ☐ Shed ☐ Garage ☐ Other landscape features or buildings (Specify)
☐ Carriage house ☐ Shop ☐ Garden

15. SURROUNDING ENVIRONMENT
☐ Open land ☐ Wood-land ☒ Residential ☐ Scattered buildings visible from site
☐ Commercial ☐ Indus-trial ☐ Rural ☒ High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

In a cluster of 18th and 19th century buildings near corner of Main and Mill streets.

DESCRIPTION (Continued)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (Interior and/or exterior)

This house has a three-bay facade with a right entry. Bay spacing is irregular with the entry bay offset to the right. The entry has plain pilasters, a plain frieze with a central molding, and a molded cap. Much of the left of the entry is a modern picture window. Windows have plain-board surrounds and are fitted with 12-over-12 sash with broad and shallow muntins. Second-floor windows are located immediately under the eaves. The house has beaded corner board; the molded cornice has a partial return. The large chimney is offset to the left. To the left is a one-story modern ell. Both side elevations have single attic lights fitted with 6-over-6 sash. To the rear are a number of additions, including a framed-in porch with a Victorian door featuring twin round-headed lights.

18. ARCHITECT

BUILDER

SIGNIFICANCE

19 HISTORICAL OR ARCHITECTURAL IMPORTANCE

This house is significant as a good example of an unusually early, much-altered 18th-century house. The presence of 12-over-12 sash with broad and shallow muntins makes it likely that at least some of the fabric dates to the early decades of the 18th century; later sash generally has deeper, narrower muntins. Furthermore, sash of this date is extremely rare today, and its presence here by itself makes this house worthy of note. The irregular bay-spacing and the offset chimney indicate that the main portion of the house may have been enlarged from a smaller early dwelling, but the extensive alteration of the facade makes an exact determination difficult.

SOURCES

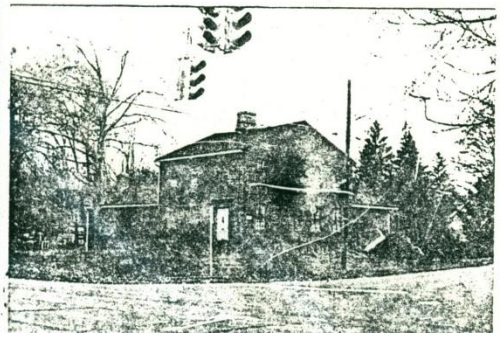
PHOTO

PHOTOGRAPHER: HRC

DATE: 11/84

VIEW: NW

NEGATIVE ON FILE: D4



COMPILED BY

NAME: Historic Resource Consultants

DATE: 12/84

ORGANIZATION: The Colt Armory

ADDRESS: 55 Van Dyke Avenue

Hartford, Connecticut 06106

20. SUBSEQUENT FIELD EVALUATIONS

Town of Berlin, CT

Property Listing Report | Map Block Lot 17-4-147-6 | Account 1040000

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	170400	119300
Extras	0	0
Improvements	170400	119300
Outbuildings	0	0
Land	106900	74800
Total	277300	194100

Outbuilding and Extra Features

Type	Description

Sub Areas

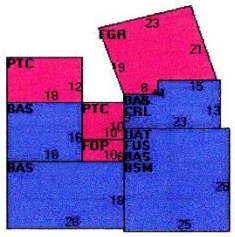
Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Patio, Concrete	316	0
Upper Story, Finished	700	700
First Floor	1759	1759
Porch, Open, Finished	60	0
Crawl Space	267	0
Attic, Unfinished	700	0
Garage, Attached	436	0
Basement	700	0

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
1195 MILL STREET LLC	0686/0157	6/4/2013	0
COCCOMO BROTHERS LLC	0686/0154	6/4/2013	105000
FEDERAL NATIONAL MORTGAGE ASSOCIATION	661/1045	2/13/2012	
FINANCIAL FREEDOM ACQUISITION LLC	0660/0815	1/23/2012	260000
MARSHALL ALICE H +	587/ 283	5/15/2007	0
MARSHALL ALICE H+	584/ 934	3/28/2007	0
MARSHALL.ALICE.H.	87/ 275	8/5/1942	0

Street Index	1
Acreage	0.8
Utilities	All Public
Lot Setting/Desc	Level
Additional Info	

Sketch



Primary Construction Details

Year Built	1723
Stories	2
Building Style	Colonial
Building Use	Residential
Building Condition	G
Interior Floors 1	Hardwood
Interior Floors 2	
Whirlpool Tub	
Total Rooms	8

Bedrooms	2 Bedrooms
Full Bathrooms	3
Half Bathrooms	0
Extra Fixtures	
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable
Roof Cover	Asph/F Gls/Cmp
Fireplaces	1

Exterior Walls	Clapboard
Exterior Walls 2	
Interior Walls	Drywall
Interior Walls 2	
Heating Type	Forced Air-Duc
Heating Fuel	Gas/Oil
Fin Basement Area	
Fin BSMT Quality	
Fin BSMT Area 2	